BILL GARRETT, Davidson County
Trans:T20100036780 DEEDWARR
Recvd: 06/17/10 08:52 2 pgs
Fees:13.00 Taxes:251.60
20100617-0047004

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2010.

Notary Public: Devon J. Sutherland
My Commission Expires: 11/20/12

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ray T. Suggs 8207 Sawyer Brown Road. #J-1 Nashville, TN 37221	Ray T. Suggs 4 Wyndenmere Hendersonville, TN 37075	142010A05700CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Roberta Mary Nash, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ray T. Suggs, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-1 together with carport designated J-1-C on the plan of River Plantation Section One, of record in Book 4460, Page 59, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Joseph J. Nash and spouse, Rose M. Nash by Warranty Deed from Ruth B. Corbin, a single person, dated November 24, 1993, recorded November 29, 1993, in Book 9165, Page 121, Register's Office for Davidson County, Tennessee, thence to Roberta Mary Nash, by Quitclaim Deed from Joseph James Nash and wife, Rose Marie Nash, dated August 26, 1996, recorded August 27, 1996, in Book 10168, Page 892, Register's Office for Davidson County, Tennessee. Joseph James Nash and wife Rose Marie Nash retain a life estate in said property.

Joseph James Nash having since died on January 25, 2008.

Rose Marie Nash having since died on January 24, 2003.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2010 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4460, Page 59, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Master Deed of record in Book 4562, Page 490, amended in Instrument Number 20051020-0126564, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4662, Page 490, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 20050818-0098515, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 4675, Page 127, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District set forth in the instrument recorded in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 8207 Sawyer Brown Road. #J-1, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 15th day of June, 2010.

Roberta Mary Nash

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Roberta Mary Nash**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of June, 2010.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075